

July 20, 2004 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

04SN0282

Ronald J. Rost

**Bermuda Magisterial District
4625 West Hundred Road**

REQUEST: Rezoning from Residential (R-7) to Neighborhood Office (O-1).

PROPOSED LAND USE:

Conversion of an existing dwelling for use as a real estate office is proposed. With approval of this request, other uses permitted by right or with restrictions in a Neighborhood Office (O-1) District would also be permitted.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform with the Chester Village Plan which suggests the property is appropriate for a mix of professional and administrative offices and neighborhood-oriented retail use.
- B. Existing development standards further ensure land use compatibility with existing and anticipated area residential, office and commercial development.

- (NOTES:
- A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.
 - B. IT SHOULD BE NOTED THAT PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED

PRACTICES AND PROCEDURES.” THE “PROCEDURES” SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERS.)

PROFFERED CONDITIONS

1. Prior to any site plan approval, forty-five (45) feet of right-of-way on Route 10, measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated, free and unrestricted to, and for the benefit of Chesterfield County. (T)
2. There shall be no direct access from the property to Route 10. Direct access from the property to Buckingham Street shall be limited to one (1) entrance/exit located towards the southern property line. The exact location of this entrance/exit shall be determined by the Transportation Department. (T)

GENERAL INFORMATION

Location:

Southeast quadrant of West Hundred Road and Buckingham Street, and known as 4625 West Hundred Road. Tax ID 787-653-6655 (Sheet 26).

Existing Zoning:

R-7

Size:

0.3 acre

Existing Land Use:

Single family residential

Adjacent Zoning and Land Use:

North and West – C-2; Commercial, office or vacant
South and East – R-7; Office, single family residential or vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the north side of West Hundred Road, opposite this site. In addition, a twelve (12) inch water line extends along the east side of Buckingham Street adjacent to this site. Use of the public water system is required by County Code. The existing structure is connected to the public water system.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector extending from Buckingham Street and across the southern portion of this site. Use of the public wastewater system is required by County Code. The existing structure is connected to the public wastewater system.

ENVIRONMENTAL

Drainage and Erosion:

The property drains in several directions with the majority draining toward Route 10. There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Chester Fire Station, Company Number 1, and Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have only minimal impact on fire and emergency medical services.

Transportation:

The property (0.3 acre), located in the northeast corner of the West Hundred Road (Route 10)/Buckingham Street intersection, is currently zoned Residential (R-7) and a single family house has been constructed. The applicant is requesting rezoning from R-7 to Neighborhood Office (O-1), and intends to operate a real estate business in the existing structure.

This request will not limit development on the property to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on general office trip rates, development could generate approximately 110 average daily trips. These vehicles would be initially distributed via Buckingham Street to Route 10, which had a 2003 traffic count of 21,629 vehicles per day.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way along Route 10, measured from the centerline, in accordance with that Plan. (Proffered Condition 1)

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to major arterials, such as Route 10, should be controlled. The applicant has proffered that no direct access will be provided from the property to Route 10. Access to the property from Buckingham Street will be limited to one (1) entrance/exit located towards the southern property line. (Proffered Condition 2)

At time of site plan review, specific recommendations will be provided regarding access and internal site circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Chester Village Plan which suggests the property is appropriate for a mix of professional and administrative offices and neighborhood-oriented retail uses. The Chester Village Plan is under review. There is no draft Plan recommendations to consider at this time.

Area Development Trends:

Adjacent properties to the north and west are zoned Neighborhood Commercial (C-2) and are occupied by commercial and office uses or are vacant. Properties to the south and east are zoned Residential (R-7) and are occupied by office and single family residential uses or are vacant. It is anticipated that generally north, east and west of the request site will be developed or redeveloped for a mix of office and neighborhood commercial uses, while properties to the south will be appropriate for single family residential uses, as suggested by the Plan.

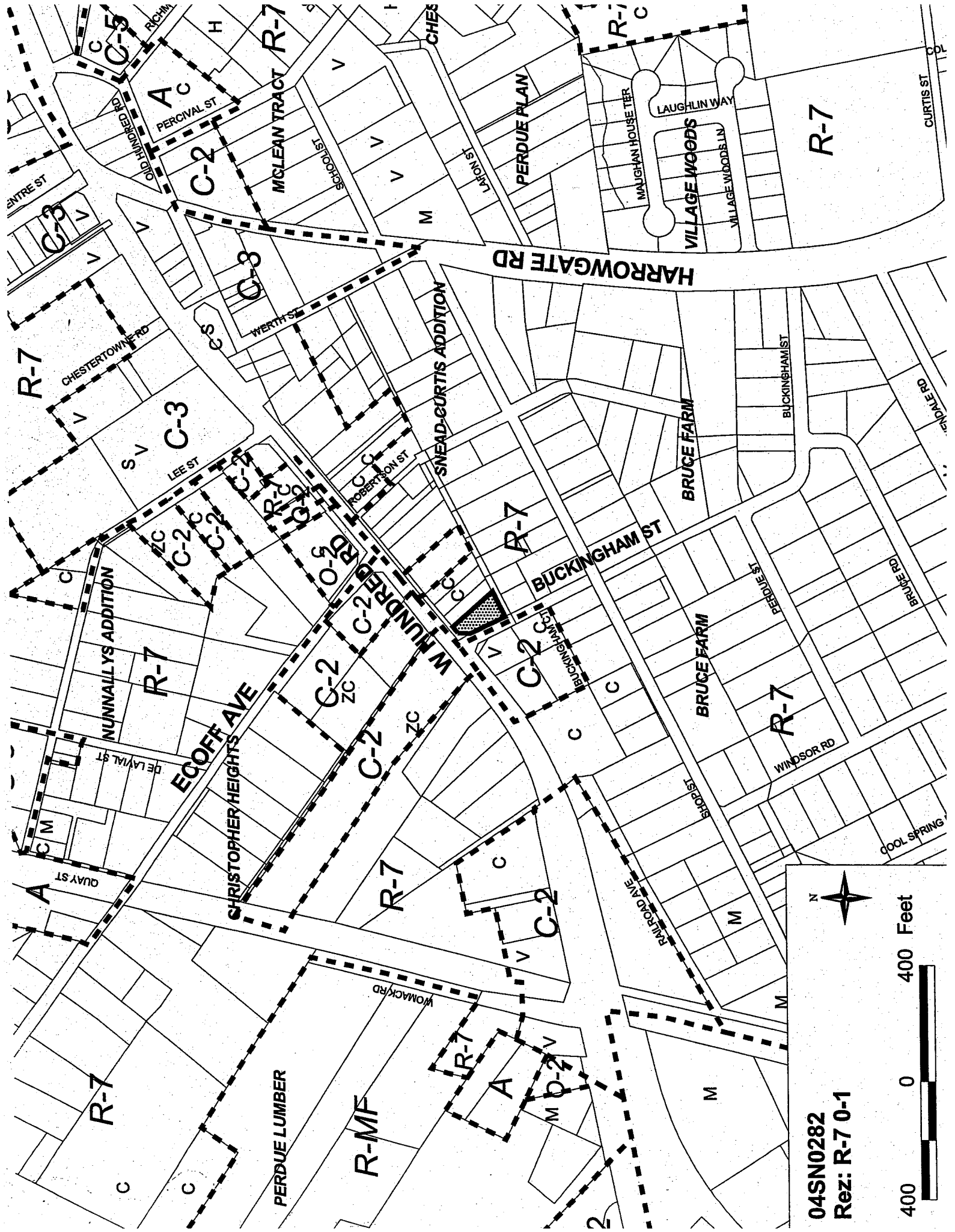
Site Design:

The request property lies within the Chester Village Core District. Redevelopment of the site must conform to the Chester Village Core District requirements of the Zoning Ordinance which address access, parking, landscaping, architectural treatment, setbacks, lighting, pedestrian access, signs, buffers, utilities and screening of dumpsters and loading areas.

CONCLUSIONS

The proposed zoning and land use conform with the Chester Village Plan which suggests the property is appropriate for a mix of professional and administrative offices and neighborhood oriented retail uses. Further, existing development standards further ensure land use compatibility with existing and anticipated area residential, commercial and office development.

Given these considerations, approval of this request is recommended.



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Rez: R-7 0-1

